



COOPER SQUARE COMMITTEE
OPEN HOUSE, 2008

29 EAST SECOND STREET

COOPER SQUARE OPEN HOUSE FOR 29 EAST SECOND STREET

THURSDAY, MAY 8, 2008

Cooper Square Committee
61 East 4th Street
New York, NY 10003

(212) 228-8210

DESIGNED BY ROGER DEGENNARO

A Brief Description of 29 East 2nd Street:

The Cooper Square Committee is proud to welcome you to 29 East 2nd Street, a 54-unit building that we sponsored and developed in partnership with Community Access, Inc. Opening in April 2008, the building contains 53 studio apartments plus a superintendent's apartment.



Places Plus, Inc., Community Access' management company, will provide on site supportive services to a diverse population. 60% of the units are set aside for people with psychiatric disabilities while the other 40% house low income individuals. Rents range from \$250 to \$520 per month, affordable to persons of various incomes. Residents pay their own electricity; heat and hot water are included in rent. Among the building's features are the following:

- Modern kitchenettes (i.e., refrigerator and electric range).

- A two-bedroom superintendent's apartment.

- Three-piece bathrooms.

- A/C sleeves in living room/sleeping area.

- Handicapped adaptable.

- Rent-stabilized apartments.

- Laundry room in building.

- Community room in building.

- Library/Computer Room in building.

- Landscaped rear terrace.

- A 24-hour security guard and a CCTV security system.

- Studios are approximately 270 square feet.

- Only one person may occupy the unit.

Acknowledgments:

Obtaining a temporary certificate of occupancy (TCO) for 29 East 2nd Street on December 26th was the highlight of 2007. Everyone involved in the project—from our development team to our financing partners at HPD and NEF—breathed a sigh of relief after beating the deadline for obtaining the TCO. For Cooper Square Committee, it was the most gratifying achievement of 2007.

Cooper Square Committee wishes to thank our development team, whose hard work made 29 East 2nd Street a successful project, despite some major delays beyond our control. Maggi Knox of Community Access, our co-developer, provided invaluable experience and skill in shepherding this project from closing to completion. Fernando Mariscal, Joanne Boger

and many others at Community Access were a big help during the marketing and rent up phase. Perry Winston, the lead project architect and Bill Riley, of Pratt's Planning and Architectural Collaborative, went above and beyond the call of duty to ensure that we achieved a quality building. We are thankful to David Goldstein and Matt Hall of Goldstein Hall for their legal counsel and to Brian Sullivan, our tax credit consultant, for his technical expertise. Our general contractor, Artec Construction (who replaced the original non-performing contractor) brought the project to completion in a very professional manner. Our thanks to Chris Tsetsekas, Win Chin, Debbie Andriotis and everyone at Artec. We are thankful to everyone at the NYC Department of Housing Preservation and Development, which provided most of the financing for this facility: Tim O'Hanlon, Joe Longo, Bill Rosado, Andy Linder, Ralph Fernandez, Liz Eastman and others at HPD. We also want to thank Tony Thesing and everyone at the National Equity Fund (NEF), our tax credit syndicators, who provided financial and technical support. The Federal Home Loan Bank also provided important supplemental funding.

Current Community Development and Organizing Initiatives:

East 4th Street's Cultural District:

The Cooper Square Committee (CSC) achieved a number of other notable accomplishments in 2007 with regard to our community development work. We worked in partnership with Fourth Arts Block (FAB) to initiate a Streetscape Project on East 4th Street, between the Bowery and 2nd Avenue, jointly raising over \$150,000 to date. The NYS Housing Trust Fund has provided \$50,000 towards this project, and Manhattan Borough President Scott Stringer committed \$65,000 in 2007. FAB has raised tens of thousands of dollars to date as well.



Together, CSC and FAB selected Starr Whitehouse, a planning and architectural firm, which held focus groups and a community planning workshop to develop a schematic design for the block. East 4th Street is unique in that it contains a dozen low-income buildings managed by the Cooper Square Mutual Housing Association and is also designated a cultural district because of the presence of over 15 cultural organizations, primarily theaters.

CSC is also administering a façade improvement program for the East 4th Street Cultural District, using \$200,000 in NYS Main Street funds to match funds raised by the cultural groups in order to restore the façades and interiors of their buildings, some of which have

been designated as historically significant by the NYS Office of Historic Preservation. Again, working in partnership with FAB and the cultural groups, we are providing the cultural groups with financial resources to improve their buildings. Façade work on several buildings will begin this spring and summer.

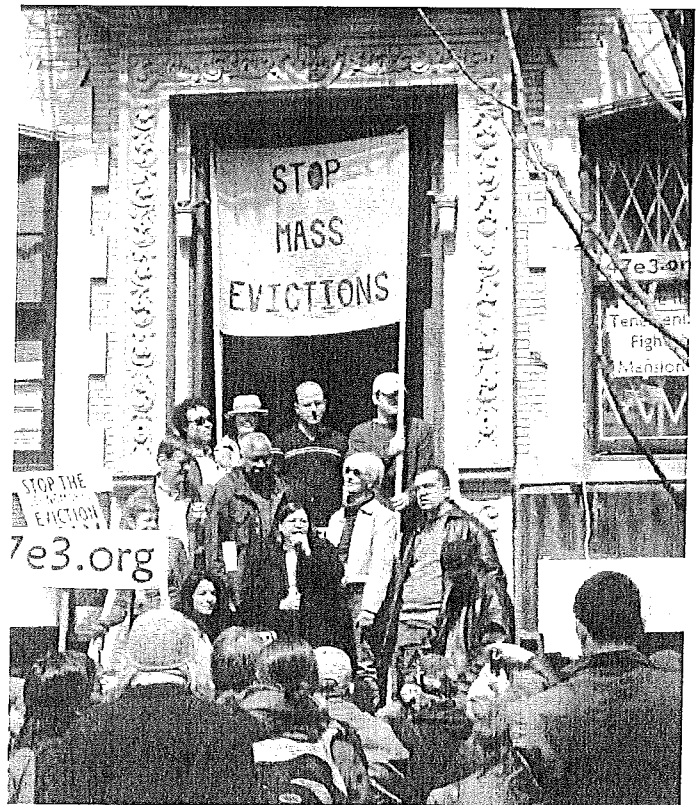
CSC was able to secure \$50,000 from the Main Street program towards the replacement of the manually operated elevator with an automatic elevator at 59-61 E. 4th Street, a project that was completed in November, 2007 at the cost of nearly \$300,000.



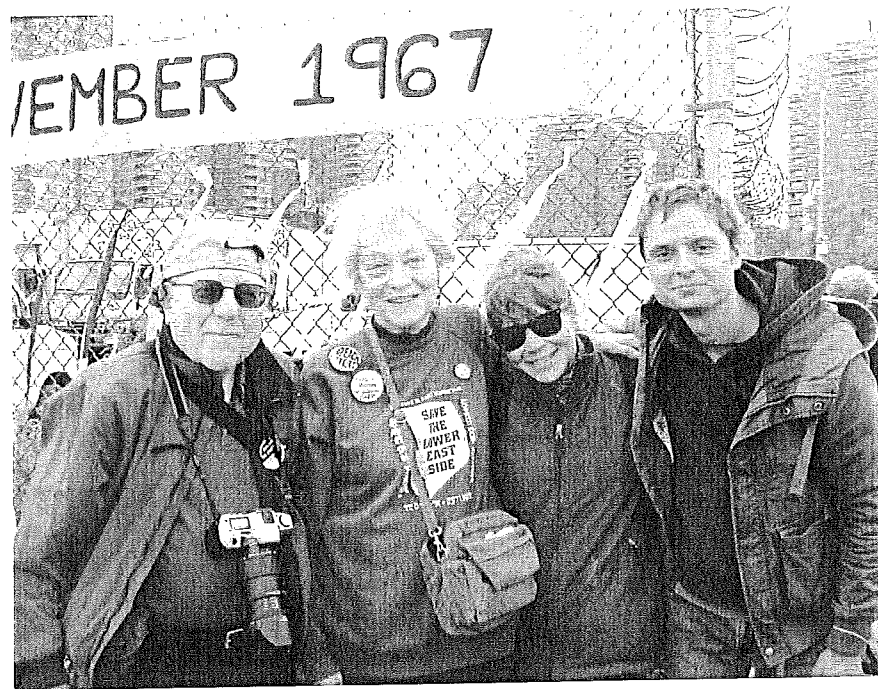
Tenant Counseling and Community Organizing Initiatives:

The Cooper Square Committee recognizes that community victories do not happen without a struggle. Unless tenants are informed, and stand up for their rights, they are likely to be displaced from our community. For this reason, our housing staff has worked to educate tenants about how to preserve their right to live in rent regulated housing, a class of housing that is under increasing attack. We educate countless rent-regulated tenants about their right to a lease renewal, how to check the rent history of their apartment, how to research deeds and mortgages on their building (as well as code violations and permits filed with DOB), how to obtain inspections, the legal requirements their landlord must comply with when renovating their building, how to defend themselves in housing court and more.

This past year, our housing staff has helped tenants in scores of buildings to work in coalition in order to have a greater impact. Our efforts have fostered very informed tenant leadership as evidenced by the Shalom Tenants Alliance (www.shalomtenants.org) which has utilized a level of sophistication that is a model for other tenant coalitions. Last year, DHCR ruled in favor of tenants in



Councilmember Rosie Mendez speaks at the rally for tenants of 47 East 3rd Street.



The 2007
Seward Park
Rally



three Shalom buildings in a harassment case. We also assisted the 47 East 3rd Street Tenants Association in organizing a large, successful rally in April 2007 as they continued their legal battle to fight their landlords' personal-use eviction of the entire 15-unit building.

We are now working to assist tenants of Westbrook Partners, which owns 17 buildings in the Lower East Side/East Village, to form a similar coalition.

CSC helped launch the Bowery Alliance of Neighbors (BAN) in 2007 to fight overdevelopment on the Bowery. BAN is working to preserve the Bowery, which is not included in the large rezoning plan for the Lower East Side. CSC proposed contextual rezoning of the Bowery at a large community forum in October, 2007. Historic districting and landmarking are other preservation tools community residents are considering.

As we look ahead to 2008 and beyond, CSC continues to work in coalition with other non-profit organizations on the Lower East Side to preserve the unique, historic character of our community, as well as promote development of more housing affordable to low, moderate and middle income New Yorkers. Seward Park is a large, 4.5 acre, city-owned site that housing advocates envision can become a new mixed income community with housing, retail and open space. CSC plans to increase our staffing capacity so that we can play a supporting role in making this vision a reality.

We thank our members, supporters and funders for their important contributions to our work. Among those who have contributed to our housing and community development successes in the past year are the NYS Division of Housing and Community Renewal, the NYC Dept. of Housing Preservation and Development, the NYC Dept. of Youth and Community Development, Senators Martin Connor and Tom Duane, Assemblypersons Deborah Glick and Brian Kavanaugh, Councilperson Rosie Mendez, Borough President Scott Stringer, the JP Morgan Chase Foundation, Washington Mutual, Emigrant Bank, Commerce Bank, Avalon Bay Communities and the NYU Community Fund.

COOPER SQUARE. HERE TODAY, HERE TO STAY

